The Property Brief

5969 Colorow Court

High Prairie Farms · Parker, Colorado

7,267	TOTAL SQ FT
5	BEDROOMS
6	BATHROOMS
2.5	ACRES
4-CAR	ATTACHED GARAGE
2	OUTBUILDINGS ALLOWED

Phillip Booghier Fine Homes & Luxury Properties

Global Real Estate Advisor

phillip@phillipbooghier.com

phillipbooghier.com

LIV Sotheby's INTERNATIONAL REALTY

Information deemed reliable but not guaranteed

01 THE SETTING

- 2.5 acres at the end of a quiet cul-de-sac
- Backs to The Pinery Country Club Mountain Course
- Near the 8th green and 9th tee
- Fenced bridle easement with direct trail access
- Mountain, golf-course and sunset views
- Barns and outbuildings permitted, subject to approval
- Mature landscaping, irrigated front and rear

02 THE RESIDENCE

- Two-story foyer with curved staircase
- Vaulted great room with a wall of windows
- Expansive kitchen with island & induction cooktop
- Main-level primary suite with sitting room and fireplace
- Main-level office and upper-level loft
- Three upper-level bedrooms, each with ensuite bath
- Walk-out lower level with theater, gym and wet bar
- Lower-level guest suite with Murphy bed
- Nearly 5,000 above grade sf & 2,300+ sf lower level

03 UPDATES & UPGRADES

- Recently finished walk-out lower level (2022)
- Remodeled primary bath (2022)
- Primary-suite beverage and coffee station (2022)
- Power shades in great room and primary suite (2022)
- Added lower-level three-quarter bath (2022)
- Powered retractable awning on the main-level deck
- Finished 4-car garage with coated floor, EV charging

04 MECHANICAL & SYSTEMS

- 3 new furnaces (2022)
- 2 new A/C units (2022)
- 2 new tankless water heaters (2022)
- Water softener and whole-home water filter
- Public water | New septic tank (2021)
- High-speed internet
- Main-level dual washer and dryer
- Hot and cold hose bibs, garage and backyard

05 The Lifestyle

Acreage, golf and equestrian living — at the end of a quiet cul-de-sac

Ride from home — white-fenced bridle trail access

Golf-course setting — backs to The Pinery Country Club

Entertaining downstairs — 25' × 35' game room, wet bar, theater

Workouts at home — dedicated lower-level fitness room

Room for guests — lower-level bedroom and three-quarter bath

Evenings outdoors — west-facing deck, covered lower patio